

125.A

0003

0019.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

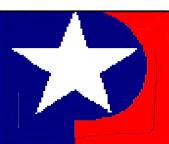
933,300 / 933,300

USE VALUE:

933,300 / 933,300

ASSESSED:

933,300 / 933,300


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 19 | | WILDWOOD AVE, ARLINGTON |

OWNERSHIP

| | |
|---------|---|
| Unit #: | 1 |
|---------|---|

Owner 1: SHAH SACHIN KISHOR

Owner 2:

Owner 3:

Street 1: 19 WILDWOOD AVE UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RULLO RENZO & GABRIELLA -

Owner 2: -

Street 1: 4 ABERNATHY ROAD

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Stucco Exterior and 2330 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

PROPERTY FACTORS

| Use | Description | LUC | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|-----|-------------|-----|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 8438 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 930,000 | 3,300 | | 933,300 | | 421441 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 04/20/20 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 125.A-0003-0019.1 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 930,000 | 3300 | . | | 933,300 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 903,100 | 3300 | . | | 906,400 | | Year End Roll | 12/10/2020 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|--------------|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| RULLO RENZO & G | 75041-504 | 2 | 7/3/2020 | | 950,000 | No | No | | | | | | | | | |
| RULLO RENZO | 21243-455 | | 6/25/1991 | Convenience | | No | No | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|-------------|--------|-----|------------|----------|------------|---------|--|----------------------|---------|----|------|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | Date | Result | By | Name | | |
| 12/15/2020 | | SQ Returned | | | | | | | | JO | Jenny O | | | | |
| 9/9/2020 | | SQ Mailed | | | | | | | | MM | Mary M | | | | |
| 4/20/2020 | | Measured | | | | | | | | DGM | D Mann | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

 Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|---------------------------|---------------------------|---------------------|-------------------------|---------------------|---------------------|-----------------------------|------------------------|------------|---------------|-----|--------------------------|------|----------------|------------|-----------------|--------------|-----------------------------------|-------|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | |
| Type: 99 - Condo Conv | | Full Bath: 1 | Rating: Very Good | | | | | Master Deed 73841:487. | | | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: 2 | Rating: Very Good | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | A 3QBth | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 6 - Stucco | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: % | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | | | | |
| Color: GRAY | | A Kits: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | Fpl: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | WSFlue: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1912 | | Eff Yr Blt: 2019 | | Location: | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G21 | | Fact: . | | Floor: | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | Name: | | % Own: 54.500000000 | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | DEPRECIATION | | Exterior: | | RES REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | Phys Cond: VG - Very Good | | 0.2 % | | Interior: | | No Unit | | RMS | | BRS | | FL | | | | | | | | | | |
| Avg Ht/FL: STD | | Functional: | | % | | Additions: | | 1 | | 6 | | 3 | | 1 | | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | Economic: | | % | | Kitchen: | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: % | | Special: | | % | | Baths: | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | Override: | | % | | Plumbing: | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Total: | | 0.2 % | | Electric: | | | | | | | | | | | | | | | | | | |
| Sec Floors: % | | CALC SUMMARY | | Heating: | | General: | | Totals | | 1 | | 6 | | 3 | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | Basic \$ / SQ: 305.00 | | COMPARABLE SALES | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | Net Sketched Area: 2,330 | | Total: 829,411 | | SUB AREA | | | | | | | | |
| Subfloor: | | Size Adj: 1.10064375 | | Rate | | Parcel ID | | Typ | | Date | | Sale Price | | Size Ad | | Sub Area | | SUB AREA DETAIL | | | | | | |
| Bsmnt Gar: | | Const Adj: 1.06039381 | | | | | | | | | | | | | | Usbl | | Descrip | | | | | | |
| Electric: 3 - Typical | | Adj \$ / SQ: 355.970 | | | | | | | | | | | | | | % Type | | % Qu | | | | | | |
| Insulation: 3 - Typical | | Other Features: 111818 | | | | | | | | | | | | | | # Ten | | | | | | | | |
| Int vs Ext: S | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | NBHD Inf: 0.89999998 | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 15 - H.V.A.C | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: 100 | Adj Total: 931816 | WtAv\$/SQ: | AvRate: | Ind.Val: | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | % Sprinkled: | Depreciation: 1864 | Juris. Factor: 1.00 | Before Depr: 352.41 | Special Features: 0 | Val/Su Net: 399.14 | | | | | | | | | | | | | | | | | |
| % Com Wal | Depreciated Total: 929952 | | Final Total: 930000 | Val/Su SzAd 399.14 | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 125.A-0003-0019.1 | | | | | | | | | | | | IMAGE | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | AssessPro Patriot Properties, Inc | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | |
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1950 | 27.50 | T | 40 | 102 | | | 3,300 | | 3,300 | | | | | | | |
| More: N | | Total Yard Items: 3,300 | | Total Special Features: | | Total: 3,300 | | | | | | | | | | | | | | | | | | |